| 082.0 | 0001 | 0007.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 790,700 / | 790,700 |
| USE VALUE: | 790,700 / | 790,700 |
| ASSESSED: | 790,700 / | 790,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 59 | | BLOSSOM ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FALLER JEREMY R & MICHELLE L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 59 BLOSSOM ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | YI SONIA - |
| Owner 2: | COOK JASON E - |
| Street 1: | 59 BLOSSOM ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,731 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4731.000 | 397,300 | | 393,400 | 790,700 |
| Total Card | 0.109 | 397,300 | | 393,400 | 790,700 |
| Total Parcel | 0.109 | 397,300 | | 393,400 | 790,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.86 | /Parcel: 506.8

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 50633 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/01/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 082.0-0001-0007.0

!6626!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 397,300 | 0 | 4,731. | 393,400 | 790,700 | 790,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 298,700 | 0 | 4,731. | 387,700 | 686,400 | 686,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 327,200 | 0 | 4,731. | 297,800 | 625,000 | 625,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 327,200 | 0 | 4,731. | 281,000 | 608,200 | 608,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 327,200 | 0 | 4,731. | 258,500 | 585,700 | 585,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 304,700 | 0 | 4,731. | 241,600 | 546,300 | 546,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 304,700 | 0 | 4,731. | 222,500 | 527,200 | 527,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 304,700 | 0 | 4,731. | 222,500 | 527,200 | 527,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:22:45 |

**LAST REV**

| Date | Time |
|---|---|
| 07/22/19 | 14:15:47 |
| apro | |

TAX DISTRICT

PAT ACCT. 6626

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 50633 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| YI SONIA, | 55239-355 | | 8/25/2010 | | 562,000 | No | No | | |
| BRESLIN DANIEL | 47294-82 | | 4/18/2006 | | 555,000 | No | No | | |
| THOMPSON GLADYS | 22669-315 | | 11/30/1992 | | 176,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/21/2016 | 1013 | Re-Roof | 9,550 | | 7/21/2016 | | | Strip and re-roof. |
| 6/3/2016 | 722 | Solar Pa | 3,420 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/1/2018 | Meas/Inspect | DGM | D Mann |
| 10/20/2018 | TTL REFUSAL | HS | Hanne S |
| 2/26/2009 | Measured | 189 | PATRIOT |
| 8/14/2006 | MLS | HC | Helen Chinal |
| 3/1/2000 | Inspected | 276 | PATRIOT |
| 1/14/2000 | Mailer Sent | | |
| 1/14/2000 | Measured | 277 | PATRIOT |
| 12/1/1989 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4731 | | Sq. Ft. | Site | | 0 | 70. | 1.19 | 6 | | | | | | | | | 393,350 | | | | | | 393,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10861 | Total SF/SM: | 4731 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 393,350 | Spl Credit | | Total: | 393,400 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 15 - Old Style |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GREEN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.32307684 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 171.983 |
| Other Features: | 87250 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 445359 |
| Depreciation: | 48099 |
| Depreciated Total: | 397260 |

## COMMENTS

NC=CHK INTER WIP.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 4 | | | Baths: 1 | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

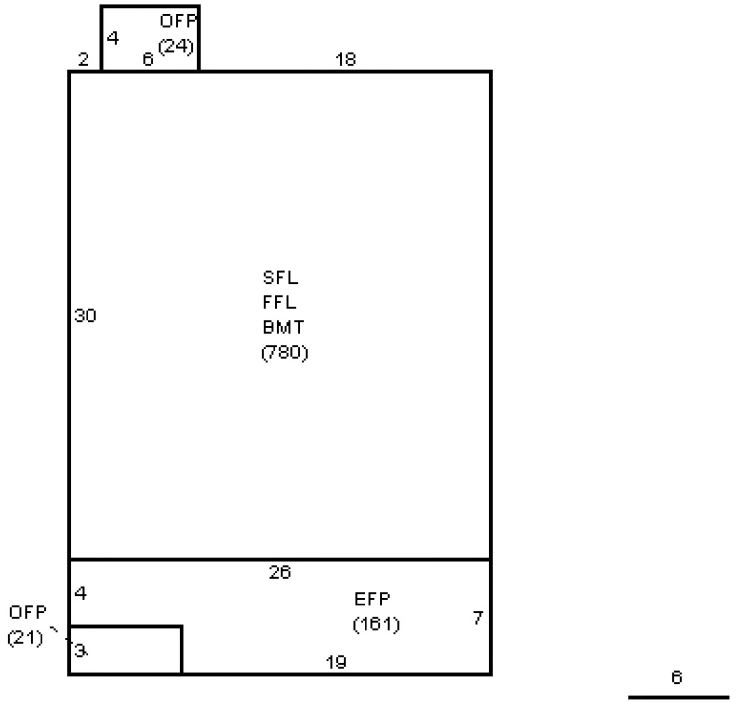
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 189.18 |
| Special Features: | 0 | Val/Su Net: | 156.05 |
| Final Total: | 397300 | Val/Su SzAd | 254.68 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 780 | 51.590 | 40,244 |
| FFL | First Floor | 780 | 171.980 | 134,147 |
| SFL | Second Floor | 780 | 171.980 | 134,147 |
| EFP | Enclos Porch | 161 | 44.130 | 7,105 |
| OFP | Open Porch | 45 | 44.000 | 1,980 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,546 | | | Total: | 317,623 |
| Size Ad | 1560 | Gross Are | 2546 | FinArea | 1560 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 082.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X6 | A | AV | 1960 | 0.00 | T | 40 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |